087.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,051,200	/	1,051,200
USE VALUE:	1,051,200	/	1,051,200
ASSESSED:	1,051,200	/	1,051,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DALY MARK
Owner 2:	REEVE MARY PATRICIA
Owner 3:	
Street 1:	39 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DAVIS DIANE P -
Owner 2:	-
Street 1:	39 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 2147 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6188.000	623,800	3,500	423,900	1,051,200
Total Card	0.142	623,800	3,500	423,900	1,051,200
Total Parcel	0.142	623,800	3,500	423,900	1,051,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.73 /Parcel: 489.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55031

GIS Ref

GIS Ref

Insp Date 06/25/18

!7078!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	623,800	3500	6,188.	423,900	1,051,200		Year end	12/23/2021
2021	101	FV	589,400	3500	6,188.	423,900	1,016,800		Year End Roll	12/10/2020
2020	101	FV	589,400	3500	6,188.	423,900	1,016,800	1,016,800	Year End Roll	12/18/2019
2019	101	FV	485,800	3500	6,188.	393,700	883,000	883,000	Year End Roll	1/3/2019
2018	101	FV	456,300	3500	6,188.	393,700	853,500	853,500	Year End Roll	12/20/2017
2017	101	FV	456,300	3500	6,188.	345,200	805,000	805,000	Year End Roll	1/3/2017
2016	101	FV	456,300	3500	6,188.	314,900	774,700	774,700	Year End	1/4/2016
2015	101	FV	400,400	3500	6,188.	278,600	682,500	682,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:58:40

LAST REV

Date	Time
06/25/18	15:00:08
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7078

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS DIANE P	37068-68		11/15/2002		560,000	No	No		
DAVIS NANCY C	26779-446		10/29/1996		250,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2009	1051	Add Bath	30,000					
12/2/2002	997	Redo Kit	45,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	Meas/Inspect	DGM	D Mann
1/9/2009	Meas/Inspect	189	PATRIOT
2/15/2003	MLS	MM	Mary M
11/1/2000	Inspected	264	PATRIOT
4/3/2000	Measured	263	PATRIOT
1/9/1999	Meas/Inspect	189	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55031
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6188		Sq. Ft.	Site		0	70.	0.98	12									423,947						423,900	

Total AC/HA:	0.14206	Total SF/SM:	6188	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 423,947	Spl Credit	Total: 423,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.26946902
Const Adj.:	0.99694198
Adj $ / SQ:	170.854
Other Features:	117003
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653910
Depreciation:	30080
Depreciated Total:	623830

COMMENTS

BMT LEAKS OF=BMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

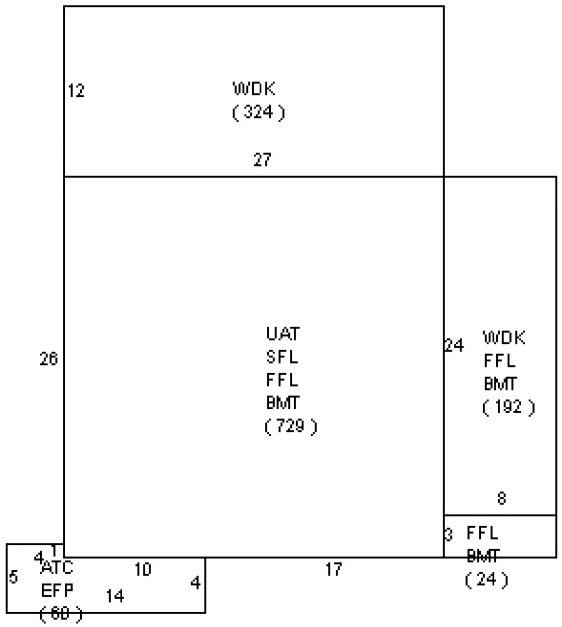
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	227.24
Special Features:	0	Val/Su Net:	183.58
Final Total:	623800	Val/Su SzAd	368.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	945	67.910	64,179
FFL	First Floor	945	170.850	161,457
SFL	Second Floor	729	170.850	124,553
WDK	Deck	516	7.910	4,083
UAT	Upper Attic	182	68.340	12,455
EFP	Enclos Porch	60	72.380	4,343
ATC	Attic	21	170.850	3,588

	Net Sketched Area:	3,398	Total:	374,658	
Size Ad	1695	Gross Area	3984	FinArea	2147

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

087.0-0002-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1931	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500